



Grant/Sylvan Park Neighborhood Workshop

Mountain View
R3 Update

August 16, 2022

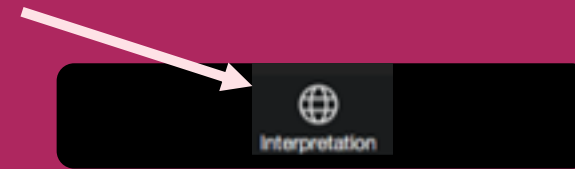


Interpretation

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(interpretation)”

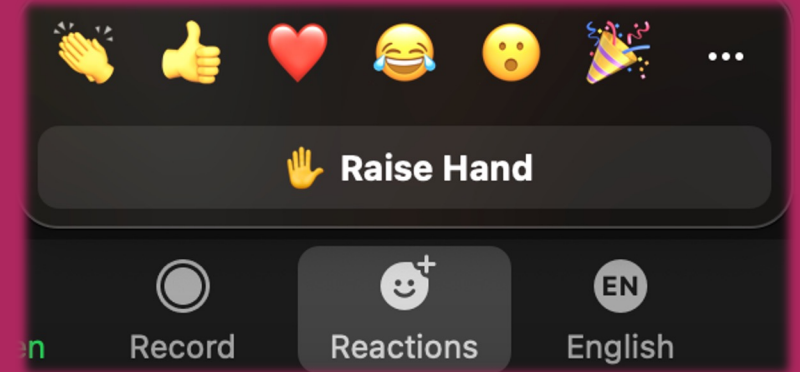
图标（地球仪）后，选择中文
(Chinese) 以该语言收听会议。

如果口译不够或有任何问题，可以在我们休息时寻求帮助。为此，您可以点击“举手”（手）图标来表达您的问题或要求进一步澄清。



Welcome!

- If you have questions during Q & A, please click the “Reactions” icon, then click “Raise Hand”.
- To ask questions via phone, please dial *9 to “Raise Your Hand”.
- After the presentation, we will **participate in a group discussion.**
To join a Breakout Room, please download Zoom desktop application at www.zoom.us





Project Team

City Staff

- Eric Anderson, Advance Planning Manager

Consultants: Opticos Design

- Stefan Pellegrini, Principal
- Tony Perez, Project Manager
- Beth Cichon, Designer
- Russell Toler, Senior Designer
- Roger Foreman, Designer
- Martin Galindez, Senior Designer

Purpose

To work with each neighborhood to further shape the R3 zoning update


Tonight's workshop focuses on the *Grant Road/Sylvan Park* neighborhood.

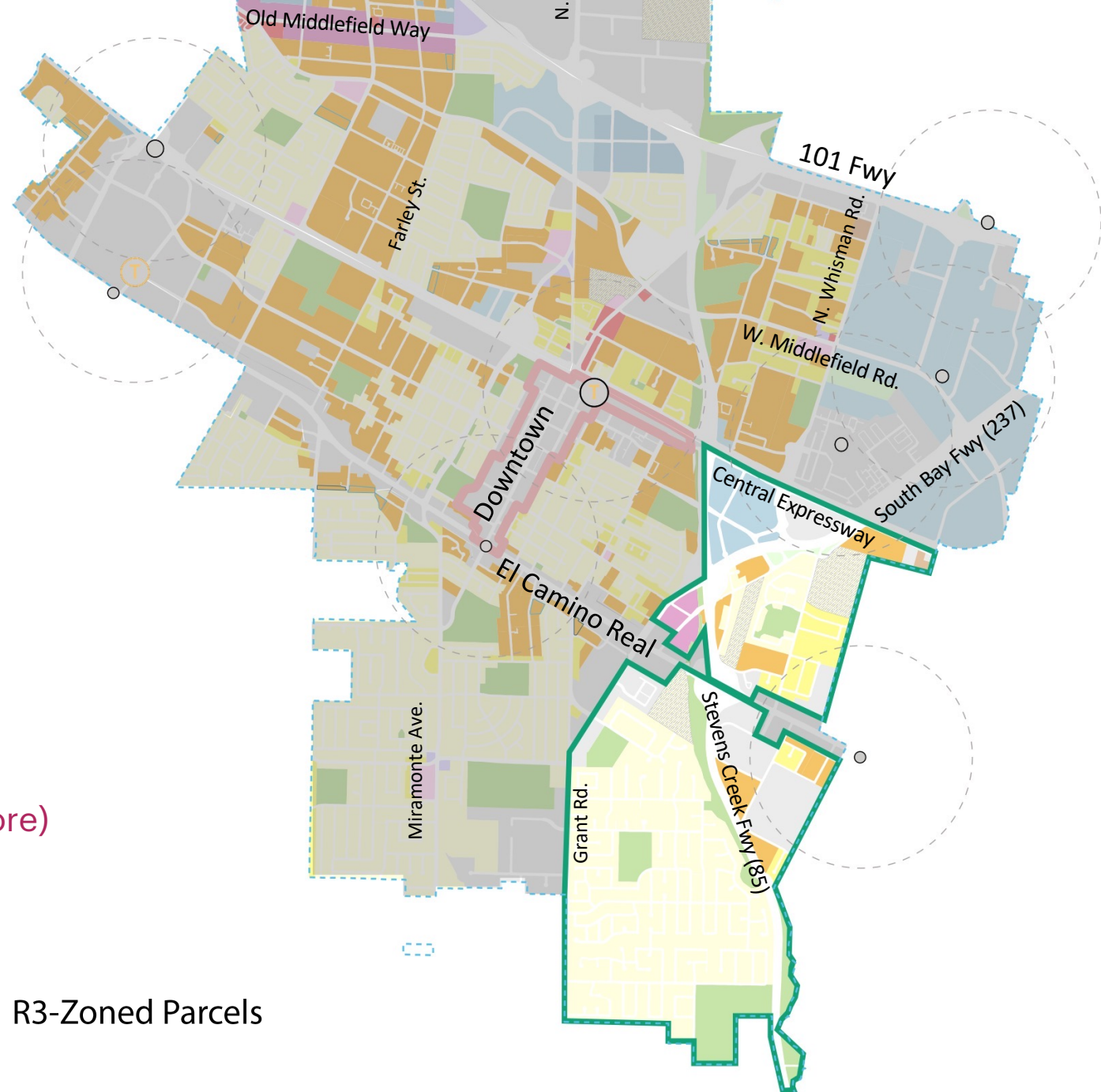
July Workshops

- Monta Loma/Farley/Rock Street
- Moffett/Whisman Road (& North Bayshore)

August Workshops

- San Antonio/Rengstorff/Del Medio
- Central Neighborhoods
- Springer/Cuesta/Phyllis
- Grant Road/Sylvan Park

 R3-Zoned Parcels





Tonight's Workshop

3 parts:

Part I: Large Group of all attendees

- Overview of the R3 zoning update
- Summary of input from early 2022 Outreach by city staff
- How the input has informed the R3 update

Part II: Breakout Groups facilitated by Opticos and City staff

- To discuss the revised R3 approach
- To hear your input and answer your questions to further inform the R3 approach

Part III: Large Group of all attendees

- Report back from each Breakout Group
- Common themes
- Next steps



City's Other Housing Projects

Housing Element

- Required by the State
- Plans for at least 11,135 units over next 8 years
- Council direction: do not depend on R3 update

Displacement Response Strategy

- Affordable unit replacement and tenant relocation requirements
- Potential preservation efforts
- Would apply to R3 development if replacing rent-controlled units

Middle Income Strategy

- Increasing portfolio of moderate-income ownership and rental below-market rate units
- Homeownership assistance, such as down payment assistance programs
- R3 update would support creation of more middle-income units

Overview of the R3 Zoning Update

R3 Zone today:

- Height up to 3 stories
- Other standards for floor area ratio, open areas, setbacks
- Max density varies
- Mainly results in rowhomes
- Density bonus can apply, resulting in heights over 3 stories and other waivers



Overview of the R3 Zoning Update

Why Update R3 Zoning?

New standards can:

- Address neighborhood conditions
- Enable more diverse housing
- Increase flexibility while creating predictable outcomes

New standards cannot:

- Reduce allowed density or increase constraints on density (state law)



House-Scale & Block-Scale Buildings

1) House-Scale

Buildings that are the size of a house, typically ranging in footprint from as small as 25 up to 80 feet wide.



2) Block-Scale

Buildings that are individually as large as most or all of a block or, when arranged together along a street, appear as long as most or all of a block.

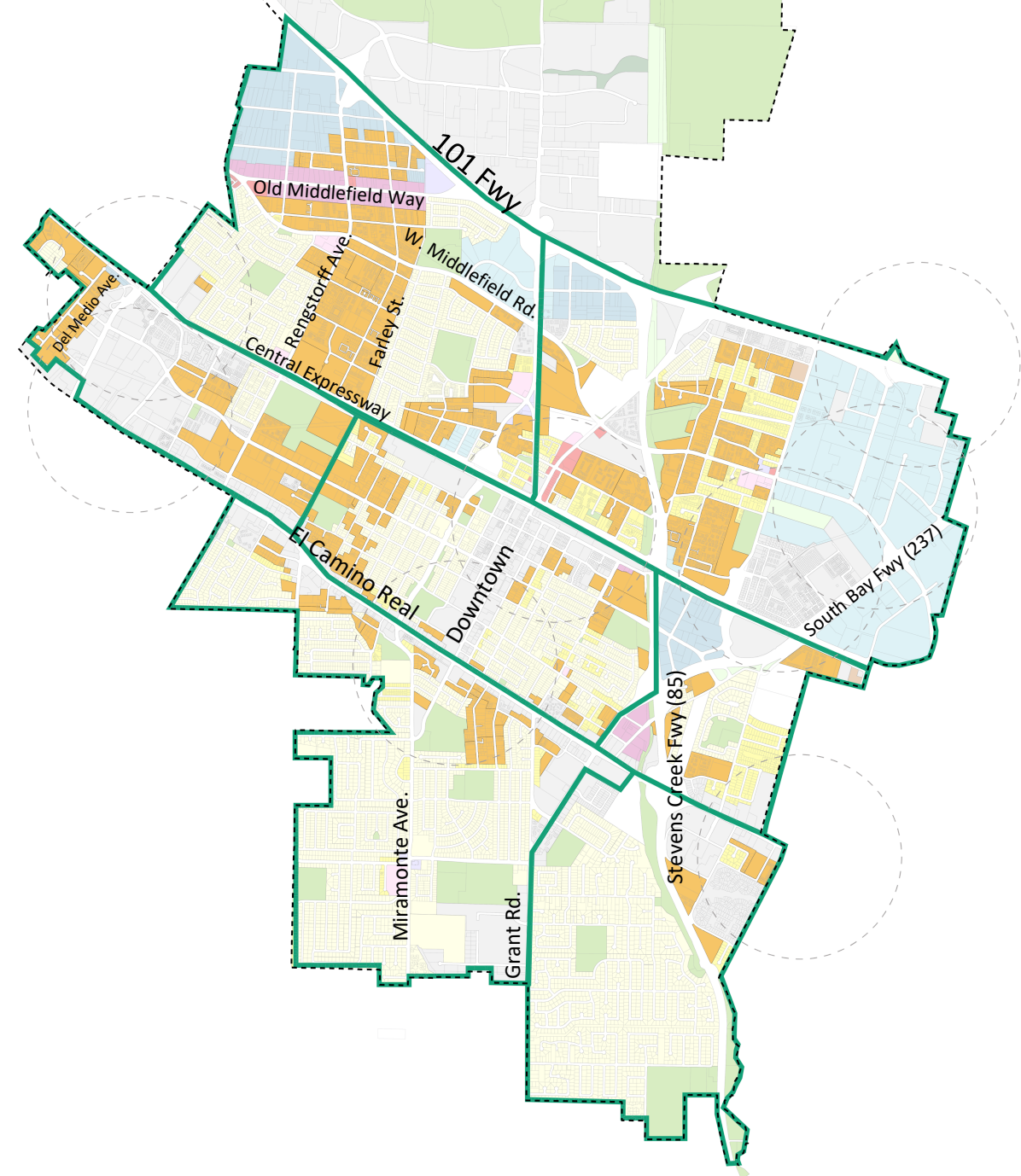


Grant Road/Sylvan Park Neighborhood Poll

2022 Neighborhood Outreach

What we have heard so far

- Some want more housing, others cautious about growth
- Plan for growth with Precise Plans and General Plan Update
- Ensure infrastructure, parks and schools can support growth
- Create better access to retail, services and amenities
- Build new housing near transit
- Consider mobility and streetscapes
- Protect privacy and greenery
- Some want lower parking requirements, others want to minimize neighborhood parking impacts
- Reflect all opinions and don't hide downsides
- Protect people from displacement and rent increases





How Outreach has Informed the R3 Update

The approach to the R3 Update has been changed in response to your input

- 1. Focus subdistricts on differences in scale and character, smaller density differences**
- 2. Improve transitions in height and scale**
- 3. Improve pedestrian connections and streetscapes**
- 4. Allow small commercial uses**
- 5. Create a moderate-growth option with focused development opportunities**

How Outreach has Informed the Update

1. Focus subdistricts on differences in scale and character

2020 Approach

R3-A: 2 Stories



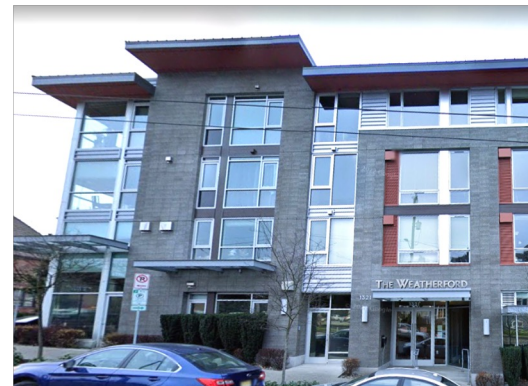
R3-B: 3 Stories



R3-C: 4 Stories



R3-D: 6 Stories



How Outreach has Informed the Update

1. Focus subdistricts on differences in scale and character

2022 Approach

R3-A: Medium house scale



R3-B: Large house scale

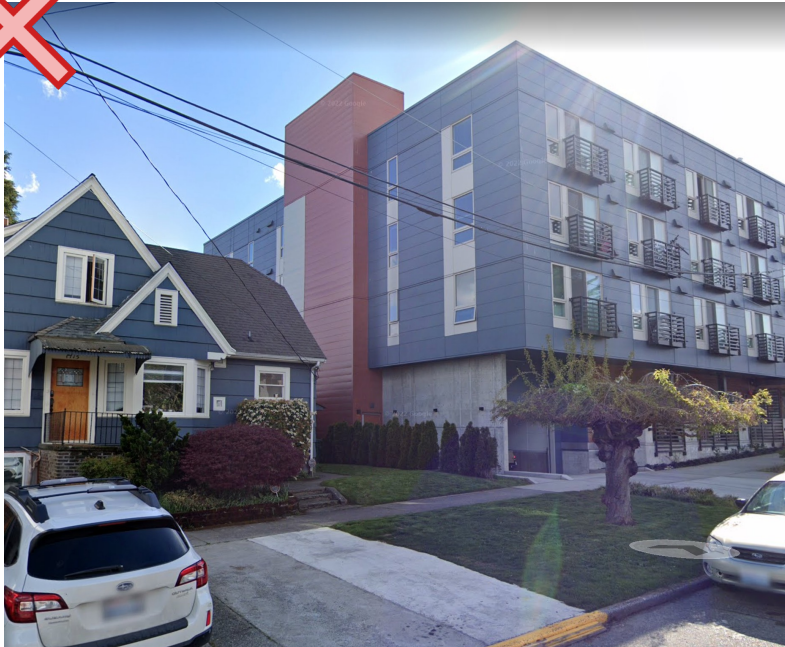


R3-C: Block scale



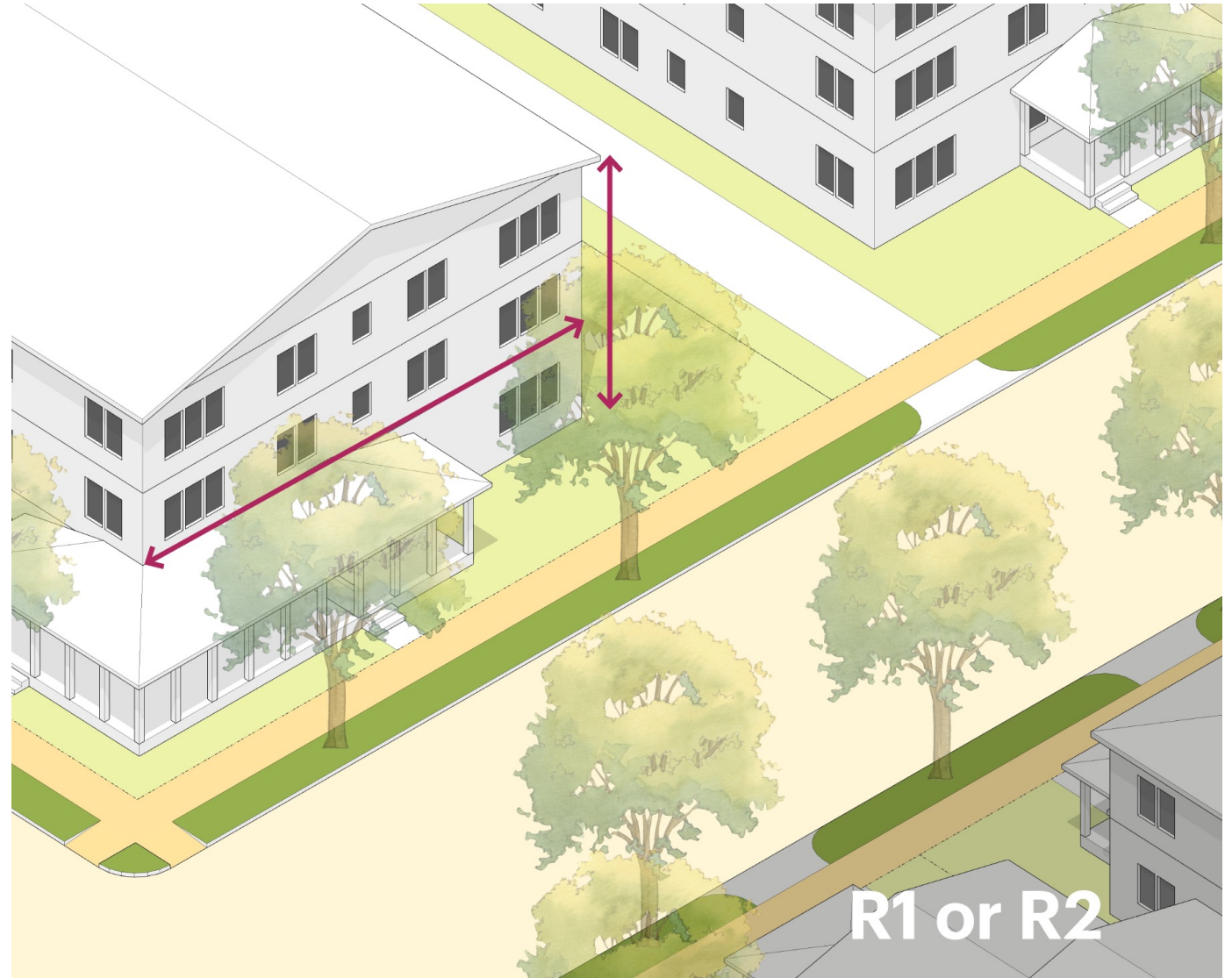
How Outreach has Informed the Update

2. Improve transitions in height and scale



How Outreach has Informed the Update

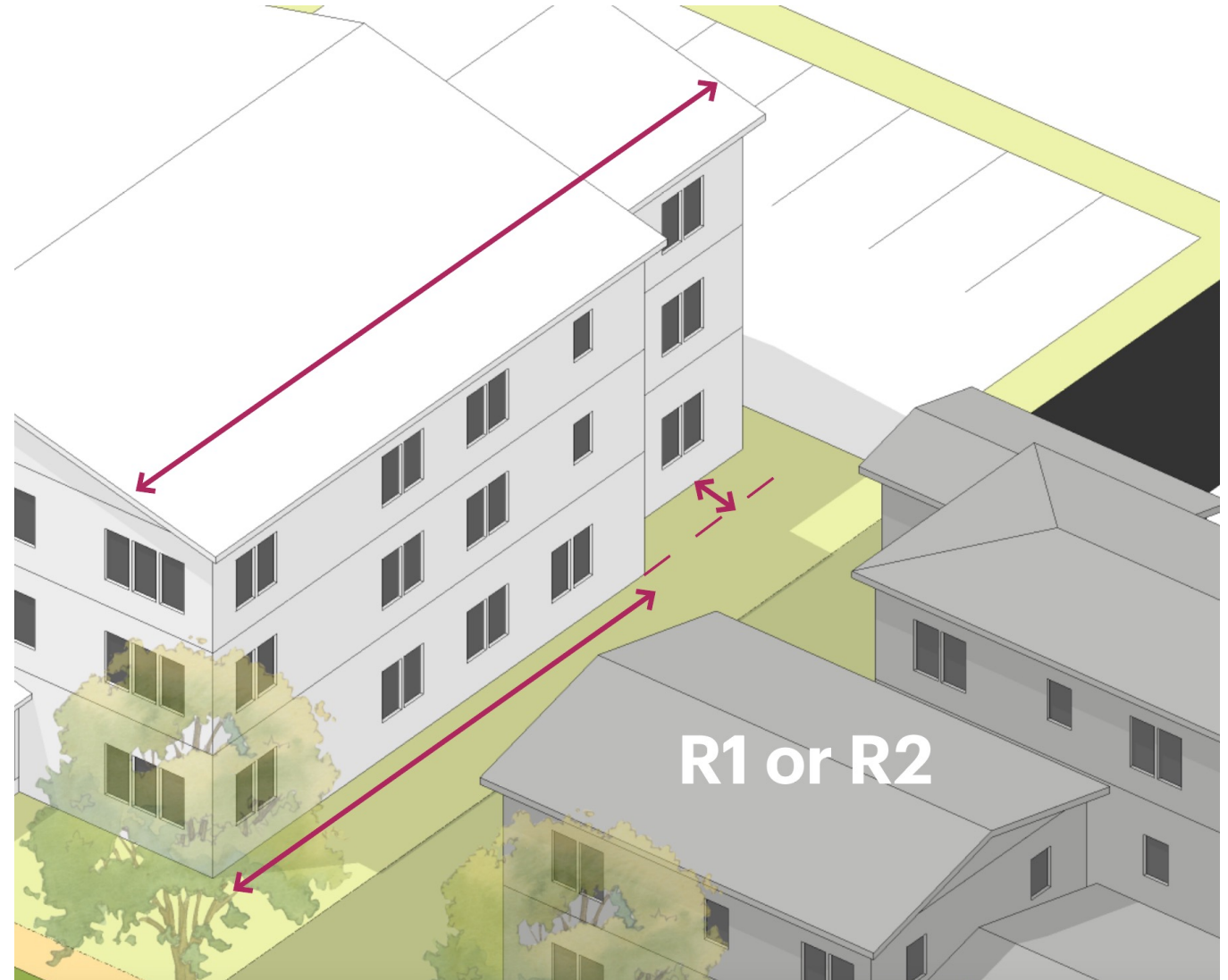
2. Improve transitions in height and scale: districts near R1 and R2 limited to R3-A and R3-B
 - No increase in allowed height
 - New standards limiting scale (length along street)



How Outreach has Informed the Update

2. Improve transitions in height and scale: districts near R1 and R2 limited to R3-A and R3-B

- Limit building lengths along internal sides
- Increased setback for longer sections
- Address privacy concerns through landscaping



How Outreach has Informed the Update

3. **Improve pedestrian connections and streetscapes:** ensure new projects create pedestrian interest, contribute to the tree canopy, and connect building entries to sidewalk through porches, stoops, and dooryards



How Outreach has Informed the Update

3. Improve pedestrian connections and streetscapes:
additional height allowed in exchange for public open space



How Outreach has Informed the Update

4. Allow small commercial uses in select locations



How Outreach has Informed the Update

5. Create a moderate-growth option with focused development opportunities

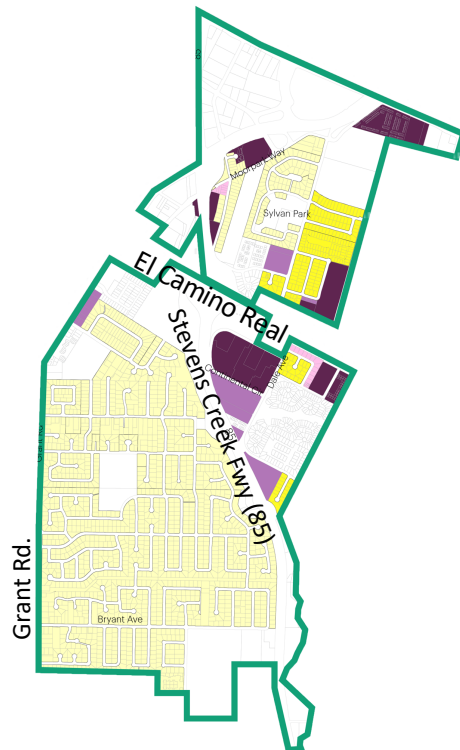
2020 Approach Map

2020 R3 Sub-Zones

- R3-A: 2-3 stories
- R3-B: 3 stories
- R3-C: 4 stories
- R3-D: 6 stories

Current Zoning

- R1
- R-2



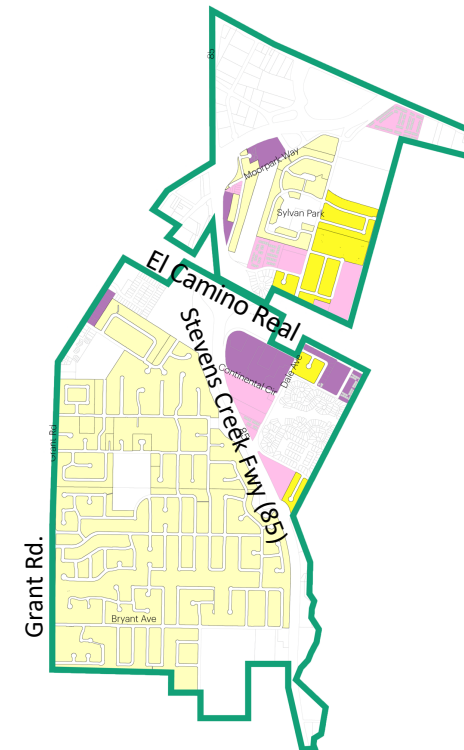
2022 Approach Map

2022 R3 Sub-Zones

- R3-A: Medium House Scale
- R3-B: Large House Scale

Current Zoning

- R1
- R2





Breakout Groups

To discuss the revised R3 approach for the *Grant Road/Sylvan Park* neighborhood through the following questions:

- **What do you like in the examples of buildings? What don't you like? Where could they be appropriate?**
- **Where should pedestrian and bicycle users be prioritized?**
- **Where would you support allowing small neighborhood-serving commercial uses?**
- **What do you like better about the 2022 map? the 2020 map?**
- **Other ideas?**



Website

Please visit and share the *Grant Road/Sylvan Park* neighborhood website to review and provide more detailed comments on the proposed R3 district maps, as well as all the other topics covered tonight.

mountainview.gov/r3zoningupdate



Next Steps

- More outreach via website through end of 2022
- Draft R3 framework options
- EPC and Council in early 2023
- Adoption in late 2023 or early 2024

Thank you and please stay involved!